

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 19, 2007  
COMMITTEE ROOM, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *Continued from August 15, 2007:*

**\*MORADI RESIDENCE - PROJECT NO. 6837**

City Council District: J Plan Area: La Jolla

**STAFF: Glenn Gargas**

Site Development Permit (for property containing Environmentally Sensitive Lands), to construct a, two-story, single-family residence of approximately 10,336 gross square-feet of floor area with an attached four car garage on a 70,567 square-foot property. The project site (a vacant lot) is **located at 2358 Almira Court**, in the RS-1-4 Zone, Coastal Height Limit Overlay Zone and within the La Jolla Community Planning Area. Mitigated Negative Declaration No. 6837. Report No. HO-07-141

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 19, 2007

ITEM-5:       **SHRI MANDIR – PROJECT NO. 110722**  
City Council District: 5 Plan Area: Mira Mesa

**STAFF:        Laura Black**

Conditional Use Permit for a Hindu Temple within an existing building on a 2.68 acre site located at **9474 Black Mountain Road** in the IL-2-1, Airport Environs 60 CNEL, Airport Influence Area Overlay Zones within the Mira Mesa Community Plan Area. Exempt from Environmental. Report No. HO-07-164

**RECOMMENDATION:**  
Approve

ITEM-6:       **BALDWIN RESIDENCE - PROJECT NO. 111288**  
City Council District: 3 Plan Area: La Jolla

**STAFF:        Cherlyn Cac**

Coastal Development & Site Development Permit for a 3,951 square-foot addition and remodel with an attached three-car garage to an existing three-level single family residence (Designated Historical Resource Board No. 520) and construct a detached accessory structure. The 1.4 acre property is located at **325 Dunemere Drive** containing Environmentally Sensitive Lands (Coastal Beach & Special Flood Hazard Areas) in the RS-1-7 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, First Public Roadway, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone within the La Jolla Community Planning area. Exempt from environmental. Report No. HO -07-157

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF SEPTEMBER 19, 2007

ITEM-7:       **SZEKLEY RESIDENCE - PROJECT NO. 128489**  
City Council District: 3; Plan Area: La Jolla

**STAFF:       Linda French**

Site Development permit to construct a 2,750 square feet addition to an existing single family residence on a 0.46 acre site located at **8456 Westway Drive** in the SF Zone of La Jolla Shores Planned District. Exempt from Environmental. Report No. HO-07-166

**RECOMMENDATION:**

Approve

ITEM-8:       **KNOTT RESIDENCE- PROJECT NO. 121009**  
City Council District: 1; Plan Area: La Jolla

**STAFF:       Linda French**

Coastal Development Permit and Variance to construct a 1,303 square-foot second-story addition of habitable living area and enlarge a previously conforming detached one car garage to a two car garage that observes a 8'-0" front yard setback where 15'-0" is required where an one story existing single-family residence is maintained at **7441 Cabrillo Avenue** in the RS-1-7 Zone. Exempt from environmental. Report No. HO -07-167

**RECOMMENDATION:**

Approve

ITEM-9:       **DAWES DUPLEX- PROJECT NO. 121009**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF:       Jeff Robles**

Coastal Development Permit and Variance for demolition of an existing two-story duplex and construction of two new three-story townhomes with attached garages and variances to reduce setbacks located at **4611 Dawes Street** in Pacific Beach. Exempt from environmental. Report No. HO -07-150

**RECOMMENDATION:**

Denial

HEARING OFFICER DOCKET OF SEPTEMBER 19, 2007

ITEM-10:     **\*PARK EQUITY MIXED USE- PROJECT NO. 119517**  
City Council District: 2 Plan Area: Uptown

**STAFF:       Paul Godwin**

Site Development Permit and Tentative Map Waiver, including a building setback deviation, to allow the demolition of an existing office building and the construction of a 3- to 14-story mixed-use project with street-level commercial and retail space and 75 residential condominium units on a 0.83-acre site located at 2850 6<sup>th</sup> Avenue, in the CV-1 and MR-400 Zones of the Mid-City Communities Planned District, the Residential Tandem Parking and Transit Area Overlay Zones and within the Uptown Community Plan area. The project site is bounded by 5<sup>th</sup> Avenue to the west, Palm Street to the north and 6<sup>th</sup> Avenue to the east. Mitigated Negative Declaration No. 119517. Report No. HO-07-162

**RECOMMENDATION:**

Approve

ITEM-11:     **\*60th STREET SEWER REPLACEMENT- PROJECT NO. 6883**  
City Council District: 7; Plan Area: College Area

**STAFF:       Vena Lewis**

Site Development Permit to allow the replacement of 1,352 linear feet of sewer main within environmentally sensitive lands located in an unnamed urban canyon between Baja Drive and Adams Avenue, and a 244 linear foot branch of eight inch sewer pipe located in Baja Drive. Pipe located outside of waters of the U.S. or wetlands would be replaced in situ, while pipe located in these sensitive areas would be relocated to upland areas and replaced. The project would include modifying the existing access path to an eight-foot-wide access path with a turn-around. The proposed construction methods for the project would include; open trench, pipe bursting, and micro-tunneling. Mitigated Negative Declaration. No. 6883. Report No. HO-07-169

**RECOMMENDATION:**

approve